

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

June 24, 2004

Council Chambers

Phone 229-6301 TDD 386-9108

400 Stewart Avenue Las Vegas, Nevada

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Las Vegas City Council

Mayor Oscar B. Goodman

Mayor Pro Tem Gary Reese, Ward 3

Councilman Larry Brown, Ward 4

Councilman Lawrence Weekly, Ward 5

Councilman Michael Mack, Ward 6

Councilwoman Janet Moncrief, Ward 1

VACANT, Ward 2

City Manager Douglas A. Selby

Commissioners

Richard W. Truesdell, Chairman

Todd Nigro, Vice-Chairman

Byron Goynes

Laura McSwain

Steven Evans

Leo Davenport

David Steinman

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE

COMMISSIONERS BRIEFING: 5:15 P.M. City of Las Vegas Council Chambers 400 Stewart Avenue Las Vegas, Nevada

It is the intent of the Planning Commission to be briefed by staff and that all items on the agenda shall be available for open discussion during the briefing session. The Planning Commission may ask applicants and other interested parties for information or presentations. Applicants may not participate in the discussion unless at the specific request of the Commission. All interested parties are invited to attend.

CALL TO ORDER: 6:00 P.M. City of Las Vegas Council Chambers 400 Stewart Avenue Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law Requirements

NOTICE: This meeting has been properly noticed and posted at the following locations:

City Hall Plaza, Special Outside Posting Bulletin Board
Court Clerk's Office Bulletin Board, City Hall Plaza
Las Vegas Library, 833 Las Vegas Boulevard North
Clark County Government Center, 500 S. Grand Central Parkway
Grant Sawyer Building, 555 East Washington Avenue

MINUTES: Approval of the minutes of the *May 27, 2004* Planning Commission Meeting

ACTIONS: ALL ACTIONS ON TENTATIVE SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received; the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst them, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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ABEYANCE/ WITHDRAWN ITEMS:

ITEMS THAT HAVE BEEN REQUESTED TO BE EITHER HELD IN ABEYANCE TO A FUTURE MEETING OR WITHDRAWN WITHOUT PREJUDICE MAY BE CONSIDERED IN ONE MOTION. ANY PERSON WHO DOES NOT AGREE THAT THE ITEM SHOULD BE HELD OR WITHDRAWN SHOULD REQUEST THE ITEM BE HEARD SEPARATELY.

CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. TENTATIVE MAP - TMP-4389 - RANCHO/SAHARA OFFICE PARK - APPLICANT: THE KEITH COMPANIES - OWNER: SAHARA RANCHO OFFICE CTR, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 1 LOT COMMERCIAL SUBDIVISION on 15.81 acres adjacent to the northeast corner of Sahara Avenue and Rancho Drive (APN: 162-04-401-007), R-3 (Medium Density Residential) and P-R (Professional Office and Parking) Zones under Resolution of Intent to C-1 (Limited Commercial) and C-1 (Limited Commercial), Ward 1 (Moncrief).
2. TENTATIVE MAP - TMP-4431 - BEAZER AT CLIFFS EDGE POD 205 - APPLICANT: BEAZER HOLDINGS CORPORATION - OWNERS: BEAZER HOLDINGS CORPORATION AND CLIFFS EDGE, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 313 LOT SINGLE FAMILY SUBDIVISION on 40.52 acres adjacent to the north side of Farm Road, between Puli Road and Shaumber Road (APN: 126-13-201-004, 009, 012, 019, 126-13-201-002, 003, 004, 009, 126-13-201-010, 011, 012, and 019), P-D (Planned Development) Zone, Ward 6 (Mack).
3. TENTATIVE MAP - CONSENT - TMP-4465 - WINDMORE @ CLIFFS EDGE - APPLICANT: KIMBALL HILL HOMES - OWNER: CLIFFS EDGE, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 286 LOT SINGLE FAMILY SUBDIVISION on 40.84 acres adjacent to the north side of Dorrell Lane, between Puli Road and Shaumber Road (APN: 126-24-101-002, 003, 004, 008, 019 and a portion of 020), PD (Planned Development) Zone, Ward 6 (Mack).
4. TENTATIVE MAP - CONSENT - TMP-4466 - BRIGHTON @ KENSINGTON @ CLIFFS EDGE - APPLICANT: KIMBALL HILL HOMES - OWNER: CLIFFS EDGE, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 295 LOT SINGLE FAMILY SUBDIVISION on 53.13 acres adjacent to the northeast corner of Dorrell Lane and Shaumber Road (APN: 126-24-101-005, 006, 007, 009, 019 and a portion of 020), PD (Planned Development) Zone, Ward 6 (Mack).

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5. ANNEXATION - ANX-4428 - WILLIAM MILLER, ET AL ON BEHALF OF THE CITY OF LAS VEGAS - Petition to annex property generally located on the north side of Log Cabin Way between Durango Drive and El Capitan Way, containing approximately 5.794 acres (APN: 125-05-604-048; 125-05-605-010, 012; 125-05-606-007, 009; and 125-05-607-007, 010, 011, and 012), Ward 6 (Mack).
6. ANNEXATION - ANX-4437 - LERMUSIAUX FAMILY TRUST - Petition to annex property generally located on the north side of Farm Road, 330 feet west of Grand Canyon Drive, containing 5.0 acres (APN: 125-18-201-008), Ward 6 (Mack).
7. ANNEXATION - ANX-4440 - MONA AGAMEZ - Petition to annex property located on the north side of Regena Avenue, 170 feet east of Riley Street, containing 0.51 acres (APN: 125-29-502-013), Ward 6 (Mack).
8. ANNEXATION - ANX-4451 - HUALAPAI NEVADA, LIMITED LIABILITY COMPANY - Petition to annex property located on the southeast corner of Hualapai Way and Dorrell Lane, containing approximately 5.0 acres (APN: 125-19-201-001 and 003), Ward 6 (Mack).

ONE MOTION – ONE VOTE:

THE FOLLOWING ARE ITEMS THAT MAY BE CONSIDERED IN ONE MOTION/ONE VOTE. THEY ARE CONSIDERED ROUTINE PUBLIC HEARING AND NON-PUBLIC HEARING ITEMS THAT HAVE NO PROTESTS, WAIVERS FROM THE CODE OR CONDITION CHANGES BY THE APPLICANT OR STAFF. ALL PUBLIC HEARINGS AND NON-PUBLIC HEARING ITEMS WILL BE OPENED AT ONE TIME. ANY PERSON REPRESENTING AN APPLICATION, A MEMBER OF THE PLANNING COMMISSION OR THE PUBLIC NOT IN AGREEMENT WITH THE CONDITIONS AND ALL STANDARD CONDITIONS FOR THE APPLICATION RECOMMENDED BY STAFF SHOULD REQUEST TO HAVE THIS ITEM REMOVED FROM THIS PART OF THE AGENDA.

9. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4443 - SPECIAL USE PERMIT - APPLICANT: JAMES AND LAURA VESLI - OWNER DUCKS LAKE, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A 3,000 SQUARE FOOT RESTAURANT WITH SERVICE BAR at 2400 South Jones Boulevard, Suites 12 and 13 (APN: 163-01-401-011), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

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10. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4464 - APPLICANT: AHERN RENTALS - OWNER: MKP MANAGEMENT COMPANY, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A RENTAL STORE WITH OUTSIDE STORAGE at 4655 North Rancho Drive (APN: 138-02-101-009), C-2 (General Commercial), Ward 6 (Mack).
11. SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4453 - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A COMMUNITY PARK SWIMMING POOL on 69.11 acres at the southwest corner of Pecos Road and Washington Avenue (APN: 139-25-701-002), C-V (Civic) Zone, Ward 3 (Reese).
12. SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4447 - APPLICANT: SHEA COMMERCIAL - OWNER: AZURE SOUTH, INC. - Request for a Site Development Plan Review FOR A 60,000 SQUARE FOOT COMMERCIAL CENTER on 10.00 acres on the south side of Azure Drive, between Tenaya Way and US-95 (APN: 125-27-113-003, 125-27-222-003, and a portion of 125-27-222-002), T-C (Town Center) Zone, Ward 6 (Mack).
13. MASTER SIGN PLAN - PUBLIC HEARING - MSP-4388 - APPLICANT/OWNER: RANCHO AIR CENTER, INC. & SMOKE RANCH DECATUR, LIMITED LIABILITY COMPANY - Request for a Master Sign Plan FOR AN APPROVED COMMERCIAL/INDUSTRIAL DEVELOPMENT on 47.93 acres adjacent to the northeast corner of Decatur Boulevard and Smoke Ranch Road (APN: 139-18-410-002, 003), C-M (Commercial/ Industrial) Zone, Ward 5 (Weekly).
14. STREET NAME CHANGE - PUBLIC HEARING - SNC-4254 - APPLICANT: CLAY STRINGHAM - OWNER: BABB INVESTMENT COMPANY - Request for a Street Name Change FROM: SHILOH SCHOOL LANE TO: ISAAC NEWTON WAY, between Hualapai Way and Metro Academy Way, Ward 4 (Brown).
15. VACATION - PUBLIC HEARING - VAC-4457 - APPLICANT: WESTMARK HOMES - OWNER: LARRY AND MARY S. KEEVER - Request for a Petition to vacate a Public Drainage Easement at 9525 Canyon Mesa Drive, Ward 2.
16. VACATION - PUBLIC HEARING - VAC-4460 - APPLICANT: WESTMARK HOMES - OWNER: ALEXANDER AND PAULA SPARKUHL - Request for a Petition to vacate a Public Drainage Easement at 9333 Canyon Mesa Drive, Ward 2.

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17. VACATION - PUBLIC HEARING - VAC-4463 - APPLICANT: WESTMARK HOMES - OWNER: MARTIN AND SIV ADAMS - Request for a Petition to vacate a Public Drainage Easement at 9421 Canyon Mesa Drive, Ward 2.
18. VACATION - PUBLIC HEARING - VAC-4472 - APPLICANT: WARMINGTON HOMES NEVADA - OWNER: WARMINGTON MOUNTAIN VIEW ASSOCIATION - Request for a Petition to vacate the south 10 feet of an existing BLM Grant of Easement generally located south of Alexander Road, east of Vegas Vista Trail, Ward 4 (Brown).

PUBLIC HEARING ITEMS:

19. ABEYANCE - GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4091 - APPLICANT/OWNER: UNIFIED CREDIT TRUST - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan of the General Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 20.35 acres adjacent to the northeast corner of Jones Boulevard and Horse Drive (APN: 125-12-202-001), Ward 6 (Mack).
20. ABEYANCE - REZONING RELATED TO GPA-4091 - PUBLIC HEARING - ZON-4093 - APPLICANT/OWNER: UNIFIED CREDIT TRUST - Request for a Rezoning FROM: U (UNDEVELOPED) [D-R (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT - 5 UNITS PER ACRE) on 20.35 acres adjacent to the northeast corner of Jones Boulevard and Horse Drive (APN: 125-12-202-001), Ward 6 (Mack).
21. ABEYANCE - VARIANCE RELATED TO GPA-4091 AND ZON-4093 - PUBLIC HEARING - VAR-4094 - APPLICANT/OWNER: UNIFIED CREDIT TRUST - Request for a Variance TO ALLOW 34,340 SQUARE FEET OF OPEN SPACE WHERE 63,363 SQUARE FEET IS REQUIRED FOR AN 88 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 20.35 acres adjacent to the northeast corner of Jones Boulevard and Horse Drive (APN: 125-12-202-001), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre)], Ward 6 (Mack).

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22. ABEYANCE - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4091, ZON-4093, AND VAR-4094 - SDR-4095 – APPLICANT/OWNER: UNIFIED CREDIT TRUST - Request for a Site Development Plan Review FOR AN 88 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT AND FOR A WAIVER OF PERIMETER LANDSCAPING REQUIREMENTS on 20.35 acres adjacent to the northeast corner of Jones Boulevard and Horse Drive (APN: 125-12-202-001), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre)], Ward 6 (Mack).
23. ABEYANCE - VARIANCE - PUBLIC HEARING - VAR-4397 - APPLICANT: SUNRISE ADULT DAY CARE, INC. - OWNER: KINDER CARE LEARNING CENTER, INC. - Request for a Variance TO ALLOW 10 PARKING SPACES WHERE 19 SPACES IS THE MINIMUM REQUIRED on 0.54 acres at 4944 Vegas Drive (APN: 138-24-803-022), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
24. ABEYANCE - SPECIAL USE PERMIT RELATED TO VAR-4397 - PUBLIC HEARING – SUP-4382 - APPLICANT: SUNRISE ADULT DAY CARE, INC. - OWNER: KINDER CARE LEARNING CENTER, INC. - Request for a Special Use Permit FOR A PROPOSED SOCIAL SERVICE PROVIDER IN AN EXISTING BUILDING located at 4944 Vegas Drive (APN: 138-24-803-022), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
25. ABEYANCE - GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-3670 - APPLICANT: R M PROPERTY HOLDINGS - OWNER: R M PROPERTY HOLDINGS, LIMITED LIABILITY COMPANY, ET AL - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) on 2.09 acres adjacent to the northwest corner of Effinger Lane and Poppy Lane (APN: 139-25-410-007, 042, and 043), Ward 3 (Reese).
26. ABEYANCE - REZONING RELATED TO GPA-3670 - PUBLIC HEARING - ZON-3672 - APPLICANT: R M PROPERTY HOLDINGS - OWNER: R M PROPERTY HOLDINGS, LIMITED LIABILITY COMPANY, ET AL - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 2.09 acres adjacent to the northwest corner of Effinger Lane and Poppy Lane (APN: 139-25-410-007, 042, and 043), Ward 3 (Reese).

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27. ABEYANCE - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-3958 - APPLICANT: R M PROPERTY HOLDINGS - OWNER: R M PROPERTY HOLDINGS, LIMITED LIABILITY COMPANY, ET AL - Request for a Site Development Plan Review and a Reduction in the Amount of Required Perimeter Landscaping FOR A PROPOSED 50-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 2.09 acres adjacent to the northwest corner of Effinger Lane and Poppy Lane (APN: 139-25-410-007, 042, and 043), R-E (Residence Estates) Zone [PROPOSED: R-3 (Medium Density Residential)], Ward 3 (Reese).
28. ABEYANCE - RENOTIFICATION - REZONING - PUBLIC HEARING - ZON-4219 - APPLICANT/OWNER: HORIZON HOMES, INC. - Request for a Rezoning FROM: U (Undeveloped) [DR (Desert Rural Density Residential) General Plan Designation] TO: R-PD2 (Residential Planned Development - 2 Units Per Acre) on 5.23 acres adjacent to the southeast corner of Craig Road and Tioga Way (APN: 138-03-302-001), Ward 4 (Brown).
29. ABEYANCE - RENOTIFICATION - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4219 - PUBLIC HEARING - SDR-4222 - APPLICANT/OWNER: HORIZON HOMES, INC. - Request for a Site Development Plan Review FOR A 13-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 5.23 acres adjacent to the southeast corner of Craig Road and Tioga Way (APN: 138-03-302-001), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre)], Ward 4 (Brown).
30. VARIANCE RELATED TO ZON-4219 & SDR-4222 - PUBLIC HEARING - VAR-4590 - APPLICANT/OWNER: HORIZON HOMES, INC. - Request for a Variance TO ALLOW ZERO OPEN SPACE WHERE 0.21 ACRES ARE REQUIRED FOR A SINGLE FAMILY DEVELOPMENT adjacent to the southeast corner of Craig Road and Tioga Way (APN: 138-03-302-001), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre)], Ward 4 (Brown).
31. WAIVER RELATED TO ZON-4219, SDR-4222 & VAR-4590 - PUBLIC HEARING - WVR-4596 - APPLICANT/ OWNER: HORIZON HOMES, INC. - Request for a waiver to Title 18.12.160 TO ALLOW APPROXIMATELY 180 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED adjacent to the southeast corner of Craig Road and Tioga Way (APN: 138-03-302-001), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre)], Ward 4 (Brown).

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32. ABEYANCE - REZONING - PUBLIC HEARING - ZON-4288 - APPLICANT/OWNER: WEST EDNA ASSOCIATION, LIMITED PROFIT SHARING PLAN & THE 1981 MARTIN FAMILY TRUST - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 0.97 acres adjacent to the southeast corner of Jones Boulevard and Verde Way (APN: 125-36-402-011), Ward 6 (Mack).
33. ABEYANCE - SPECIAL USE PERMIT RELATED TO ZON-4288 - PUBLIC HEARING - SUP-4289 - APPLICANT/OWNER: WEST EDNA ASSOCIATION, LIMITED PROFIT SHARING PLAN & THE 1981 MARTIN FAMILY TRUST - Request for a Special Use Permit FOR A RECREATIONAL VEHICLE AND BOAT STORAGE FACILITY on 0.97 acres adjacent to the southeast corner of Jones Boulevard and Verde Way (APN: 125-36-402-011), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Mack).
34. ABEYANCE - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4288 AND SUP-4289 - PUBLIC HEARING - SDR-4291 - APPLICANT/OWNER: WEST EDNA ASSOCIATION, LIMITED PROFIT SHARING PLAN & THE 1981 MARTIN FAMILY TRUST - Request for a Site Development Plan Review and WAIVERS OF THE LANDSCAPING AND COMMERCIAL REQUIREMENTS FOR A RECREATIONAL VEHICLE AND BOAT STORAGE FACILITY on 0.97 acres adjacent to the southeast corner of Jones Boulevard and Verde Way (APN: 125-36-402-011), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Mack).
35. ABEYANCE - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4182 - APPLICANT: TESA PARTNERS I - OWNER: RANCHO PINES II, LIMITED PARTNERSHIP - Request for a Site Development Plan Review FOR A MEDICAL OFFICE DEVELOPMENT CONSISTING OF FOUR 4,000 SQUARE FOOT SINGLE STORY BUILDINGS on 1.49 acres adjacent to the west side of Torrey Pines Drive, approximately 200 feet north of Rancho Drive (APN: 138-02-214-003), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).
36. REZONING - PUBLIC HEARING - ZON-4452 - APPLICANT: GARRETT, LIMITED LIABILITY COMPANY - OWNER: KEVIN GOLSHAN - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT – 3 UNITS PER ACRE) on 8.79 acres adjacent to the northeast corner of Jones Boulevard and Deer Springs Way (APN: 125-24-201-002), Ward 6 (Mack).

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37. SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4452 - PUBLIC HEARING - SDR-4455 - APPLICANT: GARRETT, LIMITED LIABILITY COMPANY - OWNER: KEVIN GOLSHAN - Request for a Site Development Plan Review FOR A 29 LOT SINGLE FAMILY DEVELOPMENT on 8.79 acres located adjacent to the northeast corner of Jones Boulevard and Deer Springs Way (APN: 125-24-201-002), R-E (Residence Estates) Zone [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)], Ward 6 (Mack).
38. REZONING - PUBLIC HEARING - ZON-4459 - APPLICANT: RUTH L. BOYD & DEAN KATRIS - OWNER: BOYD FAMILY PARTNERSHIP, LIMITED PARTNERSHIP & JONES BELTWAY, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) on 47.46 acres on the northeast corner of Jones Boulevard and the 215 Beltway (APN: 125-24-401-001, 002, 010, 011, and 125-24-302-014), Ward 6 (Mack).
39. VARIANCE RELATED TO ZON-4459 - PUBLIC HEARING - VAR-4462 - APPLICANT: RUTH L. BOYD & DEAN KATRIS - OWNER: BOYD FAMILY PARTNERSHIP, LIMITED PARTNERSHIP & JONES BELTWAY, LIMITED LIABILITY COMPANY - Request for a Variance TO ALLOW 2.35 ACRES OF OPEN SPACE WHERE 2.44 IS REQUIRED; AND TO ALLOW A 10 FOOT WALL HEIGHT WHERE 8 FEET IS THE MAXIMUM HEIGHT ALLOWED FOR A PROPOSED RESIDENTIAL SUBDIVISION on 47.46 acres on the northeast corner of Jones Boulevard and the 215 Beltway (APN: 125-24-401-001, 002, 010, 011, and 125-24-302-014), R-E (Residence Estates) Zone [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)], Ward 6 (Mack).
40. SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4459 & VAR-4462 - PUBLIC HEARING - SDR-4461 - APPLICANT: RUTH L. BOYD & DEAN KATRIS - OWNER: BOYD FAMILY PARTNERSHIP, LIMITED PARTNERSHIP & JONES BELTWAY, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A 163 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 47.46 acres located on the northeast corner of Jones Boulevard and the 215 Beltway (APN: 125-24-401-001, 002, 010, 011, and 125-24-302-014), R-E (Residence Estates) Zone [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)], Ward 6 (Mack).

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41. **REZONING - PUBLIC HEARING - ZON-4368 - APPLICANT: CARINA HOMES - OWNERS: RONALD AND CAROLYN MICH'L** - Request for a Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: R-PD6 (RESIDENTIAL PLANNED DEVELOPMENT - 6 UNITS PER ACRE) on 10.52 acres adjacent to the northwest corner of Farm Road and Hualapai Way (APN: 126-13-601-004, 006, 008 and 009), Ward 6 (Mack).
42. **WAIVER RELATED TO ZON-4368 - PUBLIC HEARING - WVR-4371 - APPLICANT: CARINA HOMES - OWNER: RONALD AND CAROLYN MICH'L** - Request for a Waiver of Title 18.12.110 TO ALLOW DEAD-END STREET STUBS AND TITLE 18.12.100 TO ALLOW 33-FOOT PRIVATE STREETS WHERE A MINIMUM OF 37 FEET IS REQUIRED FOR A PROPOSED RESIDENTIAL (SINGLE-FAMILY) SUBDIVISION adjacent to the northwest corner of Farm Road and Hualapai Way (APN: 126-13-601-004, 006, 008 and 009), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: R-PD6 (Residential Planned Development - 6 Units Per Acre)], Ward 6 (Mack).
43. **VACATION RELATED TO ZON-4368 & WVR-4371 - VAC-4420 - APPLICANT: CARINA HOMES; OWNER: RON AND CAROLYN MICH'L, ET AL** - Request for a Petition to vacate U. S. Government Patent Easements and the Donald Nelson Avenue Right of Way, generally located west of Hualapai Way, north of Farm Road, Ward 6 (Mack).
44. **SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4368, WVR-4371 & VAC-4420 - PUBLIC HEARING - SDR-4370 - APPLICANT: CARINA HOMES - OWNER: RONALD AND CAROLYN MICH'L** - Request for a Site Development Plan Review FOR A 73-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 10.52 acres adjacent to the northwest corner of Farm Road and Hualapai Way (APN: 126-13-601-004, 006, 008 and 009), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: R-PD6 (Residential Planned Development - 6 Units Per Acre)], Ward 6 (Mack).
45. **SPECIAL USE PERMIT RELATED TO VAR-4424 - PUBLIC HEARING - SUP-4423 - APPLICANT: NEVADA POWER COMPANY - OWNER: BUREAU OF LAND MANAGEMENT** - Request for a Special Use Permit FOR AN ELECTRIC SUB-STATION approximately 270 feet north of Elkhorn Road and 200 feet east of Fort Apache Road (a portion of APN: 125-17-401-007 and 008), T-C (Town Center) Zone, Ward 6 (Mack).

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46. **VARIANCE - PUBLIC HEARING - VAR-4424 - APPLICANT: NEVADA POWER COMPANY - OWNER: BUREAU OF LAND MANAGEMENT** - Request for a Variance TO ALLOW A 16 FOOT TALL BLOCK WALL WHERE EIGHT FEET IS ALLOWED FOR A PROPOSED ELECTRIC SUB-STATION, approximately 270 feet north of Elkhorn Road and 200 feet east of Fort Apache Road (a portion of APN: 125-17-401-007 and 008), T-C (Town Center) Zone, Ward 6 (Mack).
47. **SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-4424 AND SUP-4423 - PUBLIC HEARING - SDR-4422 - APPLICANT: NEVADA POWER COMPANY - OWNER: BUREAU OF LAND MANAGEMENT** - Request for a Site Development Plan Review FOR AN ELECTRIC SUB-STATION on 3.4 acres approximately 270 feet north of Elkhorn Road and 200 feet east of Fort Apache Road (a portion of APN: 125-17-401-007 and 008), T-C (Town Center) Zone, Ward 6 (Mack).
48. **VARIANCE - PUBLIC HEARING - VAR-4456 - APPLICANT/OWNER: KRASSIMIR TEOFILOV AND DARINA STANEVA** - Request for a Variance TO ALLOW A ZERO SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED AND FOR A WAIVER OF THE REQUIRED LANDSCAPING on 0.14 acres at 3020 Contract Avenue (APN: 139-36-812-008), M (Industrial) Zone, Ward 3 (Reese).
49. **SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-4456 - PUBLIC HEARING - SDR-4458 - APPLICANT/OWNER: KRASSIMIR TEOFILOV AND DARINA STANEVA** - Request for a Site Development Plan Review FOR A PROPOSED 3,000 SQUARE FOOT BUILDING FOR MINOR AUTO REPAIR GARAGE on 0.14 acres at 3020 Contract Avenue (APN: 139-36-812-008), M (Industrial) Zone, Ward 3 (Reese).
50. **VARIANCE - PUBLIC HEARING - VAR-4467 - APPLICANT/OWNER: RICHARD SHEHANE** - Request for a Variance TO ALLOW AN EXISTING 3,600 SQUARE FOOT ACCESSORY STRUCTURE TO EXCEED THE SQUARE FOOTAGE OF THE 2,400 SQUARE FOOT MAIN DWELLING at 6225 Fisher Avenue (APN: 125-35-605-001), R-E (Residence Estates) Zone, Ward 6 (Mack).
51. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4439 - APPLICANT: JIM MARCHESE - OWNER: ROSS REVOCABLE LIVING TRUST** - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED WITH A SEPARATION OF ZERO FEET WHERE 200 IS REQUIRED FROM A RESIDENTIAL PROPERTY A SEPARATION OF 800 FEET WHERE 1,000 FEET IS REQUIRED FROM A SIMILAR USE at 9325 West Sahara Avenue (APN: 163-07-501-009), C-1 (Limited Commercial) Zone, Ward 2.

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52. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4442 - APPLICANT: TIM AYALA - OWNER: MARTIN M. PADILLA - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED WITH A SEPARATION OF ZERO FEET WHERE 200 FEET IS REQUIRED FROM A RESIDENTIAL PROPERTY, A SEPARATION OF 700 FEET WHERE 1,000 FEET IS REQUIRED FROM A SIMILAR USE AND A BUILDING SIZE OF 1,200 SQUARE FEET WHERE 1,500 SQUARE FEET IS THE MINIMUM SIZE at 701 North Eastern Avenue (APN: 139-26-811-070), C-D (Designed Commercial) Zone, Ward 5 (Weekly).
53. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4444 - APPLICANT: CASH BACK PAYDAY LOANS - OWNER: FARLEY M. ANDERSON, LIMITED PARTNERSHIP - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED WITH A SEPARATION OF ZERO FEET WHERE 200 IS REQUIRED FROM A RESIDENTIAL PROPERTY AND A SEPARATION OF 280 FEET WHERE 1,000 FEET IS REQUIRED FROM A SIMILAR USE on the north side of Lake Mead Boulevard, between James Bilbray Drive and Torrey Pines Drive (APN: 138-23-201-008), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).
54. SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4390 - APPLICANT: NEVADA LEGAL NEWS - OWNER: EL GRAN PATRON, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review and a WAIVER OF LANDSCAPING REQUIREMENTS FOR A PARKING LOT EXPANSION on 0.48 acres at 930 South 4th Street (APN: 139-34-410-252), R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial), Ward 1 (Moncrief).
55. SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4454 - APPLICANT/OWNER: MAKENZIE CORPORATION - Request for a Site Development Plan Review and a Waiver of the Downtown Centennial Plan Streetscape Requirements FOR AN 8 UNIT APARTMENT BUILDING on 0.17 acres at 231 West Philadelphia Avenue (APN: 162-04-710-108), R-4 (High Density Residential) Zone, Ward 1 (Moncrief).

DIRECTOR'S BUSINESS:

56. ABEYANCE - TEXT AMENDMENT - TXT-4429 - PUBLIC HEARING - CITY OF LAS VEGAS - Discussion and possible action to Amend Title 19.04.040 to allow the keeping of two horses on residential lots with a minimum net area of 18,000 square feet.

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57. TEXT AMENDMENT - PUBLIC HEARING - TXT-4588 - CITY OF LAS VEGAS -
Discussion and possible action to amend the Town Center Development Standards to allow Banks/Financial Institutions (With Drive-Through) in the UC-TC [Urban Center Mixed-Use (Town Center)] District and to add Auto Dealer Inventory Storage to the list of permitted uses.

CITIZENS PARTICIPATION:

THE PLANNING COMMISSION CANNOT ACT UPON ITEMS RAISED UNDER THIS PORTION OF THE AGENDA UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.